

**SEASHORE VILLAGE RESIDENTIAL PROJECT
MITIGATION MONITORING PROGRAM (SCH# 2008021075)
CITY OF NEWPORT BEACH**

Seashore Village Mitigation Monitoring Program			
Mitigation Measure	Phase of Implementation	Responsible Monitoring Party	Completion Date/Initials
Air Quality			
<p>1. The construction contractor for the property owner/developer shall implement additional dust control measures during demolition as follows:</p> <ul style="list-style-type: none"> • The project contractor shall apply nontoxic chemical dust suppressants (e.g., polymer emulsion) to buildings being demolished to reduce fugitive dust from active demolition activities. • The project contractor shall prohibit demolition activities when wind speed exceeds 25 miles per hour. • The project contractor shall install a temporary construction fence and silt barrier around the construction site as shown in the Construction Staging and Water Quality Control Plan submitted to the City of Newport Beach for approval. • The project contractor shall install construction tire wash areas at the entrance to the project site on River Avenue and Neptune Avenue. All construction clean-up shall be done in construction sediment basins. The construction tire wash area shall be installed in accordance with the Construction Staging and Water Quality Control Plan submitted to the City of Newport Beach for approval. • The contractor will sweep adjacent streets and roads a minimum of once per week. • Material haul trucks leaving the project site will have their loads either covered or maintain a freeboard distance of two feet from the stacked load to the top of the trailer. 	During construction	City's Project Manager in coordination with the Project Construction Contractor	
Cultural Resources			
<p>2. Prior to approval of a grading plan, the property owner/developer shall submit a letter to the Planning Department, Planning Division, showing that a qualified archaeologist has been hired to ensure that the following actions are implemented:</p> <ul style="list-style-type: none"> • The archaeologist must be present at the pregrading conference in order to establish procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of artifacts if potentially significant artifacts are uncovered. If artifacts are uncovered and determined to be significant, the archaeological observer shall determine 	Preconstruction	City's Project Manager in coordination with the Project Construction Contractor	

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<p>appropriate actions in cooperation with the property owner/developer for exploration and/or salvage.</p> <ul style="list-style-type: none"> • Specimens that are collected prior to or during the grading process will be donated to an appropriate educational or research institution. • Any archaeological work at the site shall be conducted under the direction of the certified archaeologist. If any artifacts are discovered during grading operations when the archaeological monitor is not present, grading shall be diverted around the area until the monitor can survey the area. • A final report detailing the findings and disposition of the specimens shall be submitted to the City Engineer. Upon completion of the grading, the archaeologist shall notify the City as to when the final report will be submitted. 			
<p>3. The property owner/developer shall submit a letter to the Public Works/Engineering Department, Development Division, and the Planning Department, Planning Division, showing that a certified paleontologist has been hired to ensure that the following actions are implemented:</p> <ul style="list-style-type: none"> • The paleontologist must be present at the pregrading conference in order to establish procedures to temporarily halt or redirect work to permit the sampling, identification, and evaluation of fossils. If potentially significant materials are discovered, the paleontologist shall determine appropriate actions in cooperation with the property owner/developer for exploration and/or salvage. • Specimens that are collected prior to or during the grading process will be donated to an appropriate educational or research institution. • Any paleontological work at the site shall be conducted under the direction of the certified paleontologist. If any fossils are discovered during grading operations when the paleontological monitor is not present, grading shall be diverted around the area until the monitor can survey the area. • A final report detailing the findings and disposition of the specimens shall be submitted. Upon the completion of the grading, the paleontologist shall notify the City as to when the final report will be submitted. 	Preconstruction	City's Project Manager in coordination with the Project Construction Contractor	

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<i>Geology and Soils</i>			
<p>4. During construction, the construction manager shall ensure that measures listed in the geotechnical investigation (EGA Consultants, 2007) or equivalent measures are implemented to minimize the effects of liquefaction. The measures shall include but are not limited to:</p> <ul style="list-style-type: none"> • Tie all pad footings with grade beams. • All footings should be a minimum of 24 inches deep, below grade. • Continuous footings should be reinforced with two No. 5 rebar (two at the top and two at the bottom). • Concrete slabs cast against properly compacted fill materials shall be a minimum of 6 inches thick (actual) and reinforced with No. 4 rebar at 12 inches on center in both directions. The reinforcement shall be supported on chairs to insure positioning of the reinforcement at mid-center in the slab. • Dowel all footings to slabs with No. 4 bars at 24 inches on center. 	During construction	City's Project Manager in coordination with the Project Construction Contractor	
<i>Hazards and Hazardous Materials</i>			
<p>5. Prior to demolition activity, a certified and licensed asbestos abatement contractor shall perform any removal of asbestos containing material (ACM). Also, an industrial hygienist must be present to perform engineering control and regulatory asbestos air monitoring during any abatement activity.</p>	Prior to demolition	City's Project Manager in coordination with the Project Construction Contractor	
<i>Noise</i>			
<p>6. Demolition of the existing asphalt with a jackhammer within eight feet of the existing residential structures to the southeast of the site shall be prohibited. The construction contractor shall utilize alternative asphalt demolition methods such as a concrete saws and other nonvibratory construction equipment to remove the pavement.</p>	During construction	City's Project Manager in coordination with the Project Construction Contractor	